

Tracy Harvey
Head of Development Control

Mr Peter Newson Associates Ltd
The Old Reading Room
32 High Road
Essendon
Hatfield Herts AL9 6HW

Please ask for: Peter Jefcoate
Our Ref: S6/2008/972/DS 0.
Direct Tel: [REDACTED]
Fax: No: [REDACTED]
Email: [REDACTED]

Date: 04/08/08

Dear Mr Newson

RE : PLANNING APPLICATION S6/2008/0035/LB – PLANNING CONDITIONS 4(CLADDING MATERIAL) & 5 (WINDOW & DOOR DETIALS)
ADDRESS: THE VINES, HIGH ROAD, ESSENDON

Thank you for your letter regarding the above planning application and your request to discharge this planning condition.

I am please to can confirm that:

Condition 4

Timber Cladding – The 200 mm wide impregnated feather-edged pine boarding finish sample submitted is considered acceptable. This condition is fully discharged.

Condition 5

Window & Door Details – Drawing Nos. 4074.JH.BR5 Rev D & BR1 Rev A & TC.OF.01 Rev D & Pages 1-6 (Schedule). These oak framed doors and windows are considered to be acceptable as shown on these drawings and this condition is fully discharged.

Condition 1 – Thank you for confirming that the work will be completed in this time period. Please note that if this work is not completed in this timescale, then the Council would be likely to serve a breach of condition notice, so please do not go beyond this defined deadline.

Please retain this letter for your records and a copy of this letter has been attached to the planning file for future reference.

Yours sincerely

[REDACTED]
Peter Jefcoate
Senior Planning Officer.

PROJECT:

Development at the
Vines, Essendon,
Hertfordshire, AL9 6HS

CLIENT:

Mr S Cadisch

EXTERNAL JOINERY SCHEDULE AND
GENERAL ARRANGEMENTS.

Peter Newson Associates Limited

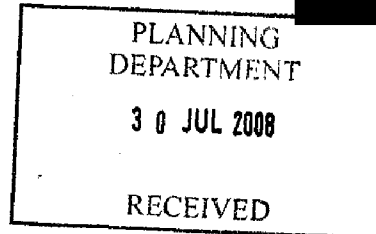
Chartered Architects

9)

The Old Reading Room
32 High Road, Essendon
Hatfield, Herts AL9 6HW

29 July 2008

P Jeffcoate Esq
Planning Department
Welwyn Hatfield Council
Council Offices
Welwyn Garden City
Hertfordshire
AL8 6AE



Ref: PS/smhs/528

Dear Mr. Jeffcoate

THE VINES, HIGH ROAD, ESSENDON - LPA REF: SG/2008/0035/FP

Further to our letter dated 2 July and our subsequent telephone conversation on 16 July, we understand you consider the weatherboard sample and timber window details submitted to be in keeping and await receipt of your formal confirmation.

In the meantime we can now enclose Border Oak drawing No. 4074.JH.BR5 revision D which removes the external stair, balcony and balustrade which you rightly advised do not form part of the current consent. Please note this drawing also indicates the revised dormer window arrangement to match the consented design.

We trust the above now meet with your approval and would naturally be grateful for your early response towards discharging the above conditions.

Yours sincerely

Paul Symonds
PETER NEWSON ASSOCIATES LIMITED

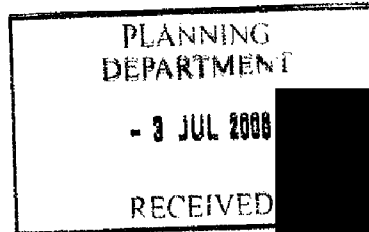
cc: Mr S Cadisch

enc

Peter Newson Associates Limited

Chartered Architects

The Old Reading Room
32 High Road, Essendon
Hatfield, Herts AL9 6HW



2 July 2008

P Jeffcoate Esq
Planning Department
Welwyn Hatfield Council
Council Offices
Welwyn Garden City
Hertfordshire
AL8 6AE

Ref: PN/smhs/528

Dear Mr. Jeffcoate

THE VINES, HIGH ROAD, ESSENDON - LPA REF: SG/2008/0035/FP

Thank you for your helpful advice and assistance towards the grant of the above permission. We can now address the conditions attaching to the consent and enclose our cheque in the sum of £85.00.

- 1 Alteration to size of the dormer window is to be completed within six months from 5 June 2008. Our Clients have confirmed they will complete this work promptly.
- 2 Noted.
- 3 Noted.
- 4 We enclose a sample for the proposed pressure impregnated weatherboard external cladding for your approval. It is intended to allow this material to weather naturally when it should appear neutral silver grey in colour.
- 5 We enclose a copy of Border Oak Design & Construction Company's Door and Window Schedule together with drawings numbers TC.OF.O1/D indicating the casement window design details. The doors and windows are to be manufactured from kiln dried oak and left to weather naturally.

Our Clients are naturally very keen to recommence the works necessary to complete their annexe building and therefore would be grateful for your early response towards discharging the above conditions.

Yours sincerely

PETER NEWSON

cc: Mr S Cadisch

enc



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING DECISION NOTICE – PERMISSION

S6/2008/35/FP

**ERECTION OF A REPLACEMENT RESIDENTIAL ANNEXE AND
REPLACEMENT OF EXISTING FLAT GARAGE ROOF WITH PITCHED ROOF.
AMENDMENT TO S6/2005/1561/FP**

at: THE VINES 51 HIGH ROAD ESSENDON HATFIELD

Agent Name And Address

PETER NEWSON ASSOCIATES
THE OLD READING ROOM
32 HIGH ROAD
ESSENDON
AL9 6HW

Applicant Name And Address

MR S CADISH
THE VINES
51 HIGH ROAD
ESSENDON
HATFIELD
AL9 6HS

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **PERMIT** the development proposed by you in your application received with sufficient particulars on 09/01/2008 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The alterations to the size of the dormers hereby approved, as shown on drawing number 528 03D, received and dated 22 April 2008, shall be completed within 6 months of the date of the decision

REASON: In the interests of the appearance of the development and to comply with policy D1 of the Welwyn Hatfield District Plan 2005.

2. The development works shall not be completed other than in accordance with the approved plans and details on drawing Nos. 528/SP1 received and dated 12/05/08 & 528/02A & 528/04A received and dated 29/02/08 & 528/03D received and dated 22/04/08 (this includes a requirement to reduce the size and amend the design of the existing dormer on the north roofslope as shown on the approved drawing No.528/03D) unless otherwise agreed in writing by the Local Planning Authority:

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. The flat roofed area over the ground floor area which is annotated as 'Greenhouse' and 'Gardeners WC' (on approved drawing 528/02A Received and dated 29/02/08) of the development hereby permitted shall not be used as a balcony, terrace or sitting out area.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

Continuation ...

4. Prior to the recommencement of works, a sample of the external timber cladding to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

5. Prior to the recommencement of works for the scheme hereby approved, larger scale detailed plans and drawings showing the design of the doors and windows are to be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out except as in accordance with details so approved.

REASON: To ensure that the appearance of the building relates acceptably to the historic integrity of the listed building in compliance with Planning Policy Guidance Note 15 and East of England Plan 2008 Policy ENV6.

REASONS FOR APPROVAL

The proposal has been considered against National Planning Policy Guidance PPG2 & PPG15 and the East of England Plan policy ENV6 local development plan policies GBSP1, RA3, D1, & D2, of the Welwyn Hatfield District Plan 2005), in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan.

INFORMATIVE

1. The annexe building hereby approved does not benefit from permitted development rights as defined by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), as this application relates to an outbuilding subject to planning permission and so any future development changes to this building will be subject to obtaining full planning permission beforehand such as additional windows, including rooflights or dormers

Date: 05/06/2008



Chris Conway
Chief Planning and Environmental Health Officer



Border Oak Design and Construction

Window Listings and Details

Border Oak Design and Construction, Kingsland Sawmills, Kingsland,
Leominster, Herefordshire, HR6 9SF
Tel (01568) 708752, Fax (01568) 708295

Print Date : 26/7/07

Window Code	Structural Dims(mm)		Vent	Rev	Drawing No	F/E	Additional Information	Manufacturing Dims(mm)	
	Height	Width						Height	Width
1 W 2-1	2,100	2,100	TV 4000		4074•JH•BR5	No		2,090	2,090
2 W 2-3	2,160	1,200	TV 4000		4074•JH•BR5	No		2,150	1,190
3 W 2-4	2,160	1,200	TV 4000		4074•JH•BR5	No		2,150	1,190
4 W 2-9	2,012	1,750			4074•JH•BR5	No		2,002	1,740
5 W 2-10	755	1,360			4074•JH•BR5	No	Special Drawing	745	1,350
6 W 4-1	2,100	2,075	TV 4000		4074•JH•BR5	No		2,090	2,065
7 W 4-2	2,100	2,075	TV 4000		4074•JH•BR5	No		2,090	2,065
8 W 6-1	2,275	1,733			4074•JH•BR5	No		2,265	1,723
9 W 6-2	2,275	1,733	TV 8000		4074•JH•BR5	No		2,265	1,723
10 W 6-3	2,275	1,733			4074•JH•BR5	No		2,265	1,723
11 W 7-1	1,200	1,500	TV 8000		4074•JH•BR5	Yes	Fire Escape	1,190	1,490
12 W11-2	2,012	1,750			4074•JH•BR5	No		2,002	1,740
13 W11-7	755	1,360			4074•JH•BR5	No	Special Drawing	745	1,350

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- 3 JUL 2008

No.: 08/09721

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Project:4074-Cadisich Windows Page 1



Border Oak Design and Construction

Door Listings and Details

Border Oak Design and Construction, Kingsland Sawmills, Kingsland,
Leominster, Herefordshire, HR6 9SF
Tel (01568) 708752, Fax (01568) 708295

Print Date : 26/7/07

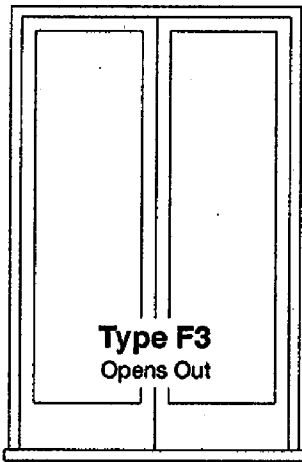
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	Height	Width							Height	Width
1 D1-1	2,150	1,350	TV8000		4074•JH•BR5	Out	F3		2,144	1,344
2 D2-1	2,360	1,350	NA		4074•JH•BR5	In	Special		2,354	1,344
3 D4-1	2,150	1,200	NA		4074•JH•BR5	In	A		2,144	1,194
4 D5-1	2,375	5,360	NA		4074•JH•BR5	Out	Special		2,369	5,354
5 W1-1	2,445	4,850	NA		4074•JH•BR5	Out	Special		2,439	4,844
6 W2-2	2,445	4,850	NA		4074•JH•BR5	Out	Special		2,439	4,844

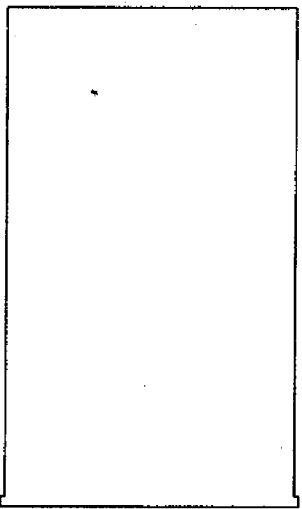
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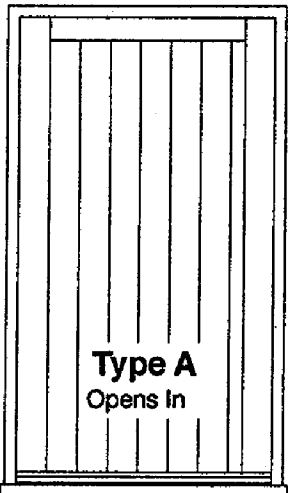
- 3 JUL 2008
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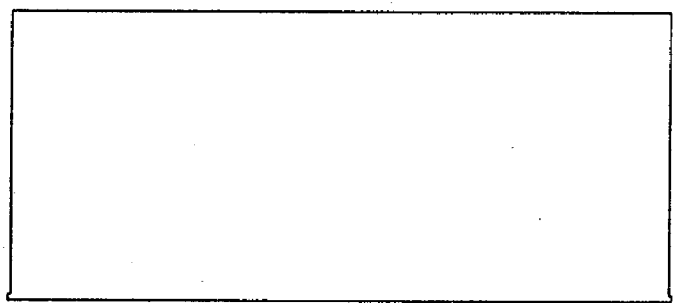
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Project:4074-Cadisch Windows Page 1

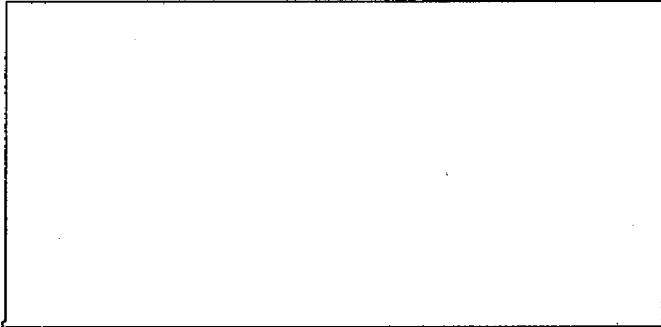
<p style="text-align: center;">TV8000</p>  <p style="text-align: center;">Type F3 Opens Out</p> <p style="text-align: center;">1350W x 2150H D1-1</p>	SIPS/SW	Code : D1-1	Struct.Width: 1,350mm Struct.Height: 2,150mm
		Material : Furniture Type : Window Board Size : Glazing: Section Type : Additional Info : Fire Escape : Trickle Vent : TV8000	
Rev : Date :			

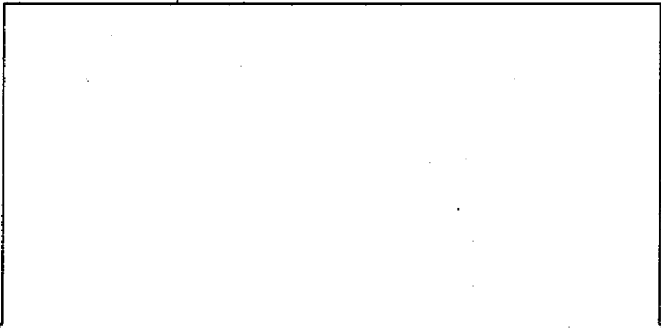
 <p style="text-align: center;">1350W x 2360H D2-1</p>	OF	Code : D2-1	Struct.Width: 1,350mm Struct.Height: 2,360mm
		Material : Furniture Type : Window Board Size : Glazing: Section Type : Additional Info : Fire Escape : Trickle Vent : NA	
Rev : Date :			

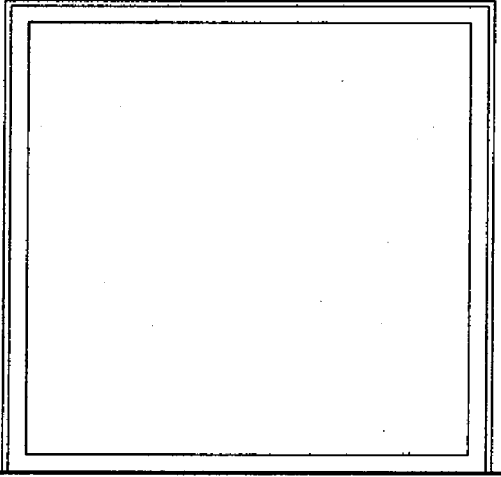
 <p style="text-align: center;">Type A Opens In</p> <p style="text-align: center;">1200W x 2150H D4-1</p>	BW	Code : D4-1	Struct.Width: 1,200mm Struct.Height: 2,150mm
		Material : Furniture Type : Window Board Size : Glazing: Section Type : Additional Info : Fire Escape : Trickle Vent : NA	
Rev : Date :			

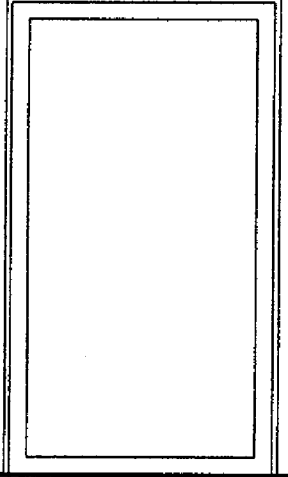
 <p style="text-align: center;">5360W x 2375H D5-1</p>	BW	Code : D5-1	Struct.Width: 5,360mm Struct.Height: 2,375mm
		Material : Furniture Type : Window Board Size : Glazing: Section Type : Additional Info : Fire Escape : Trickle Vent : NA	
Rev : Date :			

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 <p style="text-align: center;">4850W x 2445H W1-1</p>	OF	Code : W1-1	Struct.Width: 4,850mm	
			Struct.Height: 2,445mm	
			Material :	
			Furniture Type :	
			Window Board Size :	
			Glazing:	
			Section Type :	
			Additional Info :	
	Rev :		Fire Escape :	Trickle Vent : NA
	Date :			

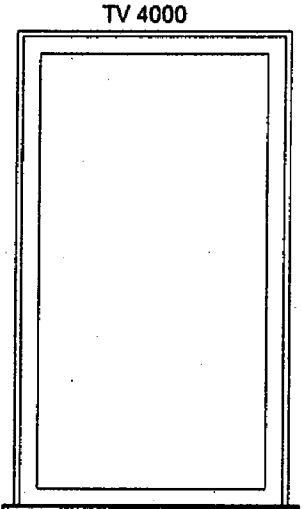
 <p style="text-align: center;">4850W x 2445H W2-2</p>	OF	Code : W2-2	Struct.Width: 4,850mm	
			Struct.Height: 2,445mm	
			Material :	
			Furniture Type :	
			Window Board Size :	
			Glazing:	
			Section Type :	
			Additional Info :	
	Rev :		Fire Escape :	Trickle Vent : NA
	Date :			

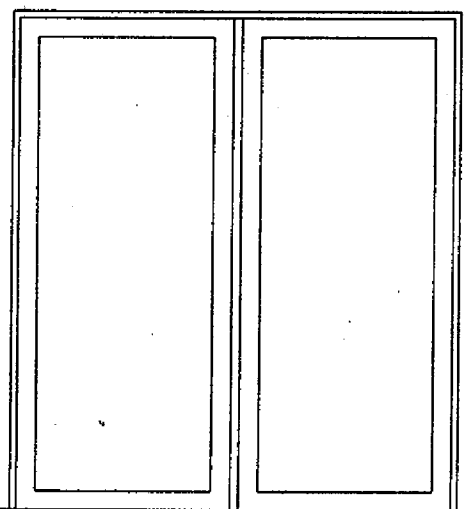
<p style="text-align: center;">TV 4000</p>  <p style="text-align: center;">2100W x 2100H W 2- 1</p>	Oak Frame	Code : W 2- 1	Struct.Width: 2,100mm	
			Struct.Height: 2,100mm	
			Material :	
			Furniture Type :	
			Window Board Size :	
			Glazing:	
			Section Type :	
			Additional Info :	
	Rev :		Fire Escape : No	Trickle Vent : TV 4000
	Date :			

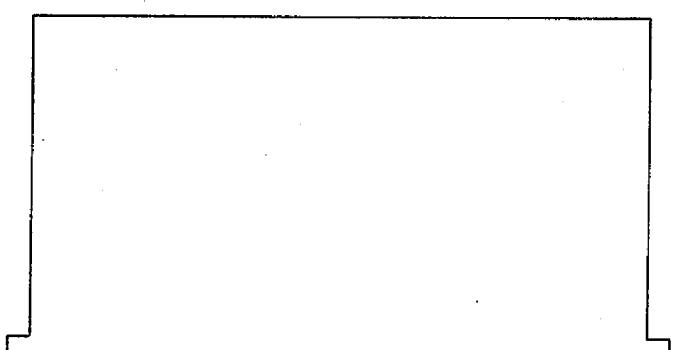
<p style="text-align: center;">TV 4000</p>  <p style="text-align: center;">1200W x 2160H W 2- 3</p>	Oak Frame	Code : W 2- 3	Struct.Width: 1,200mm	
			Struct.Height: 2,160mm	
			Material :	
			Furniture Type :	
			Window Board Size :	
			Glazing:	
			Section Type :	
			Additional Info :	
	Rev :		Fire Escape : No	Trickle Vent : TV 4000
	Date :			

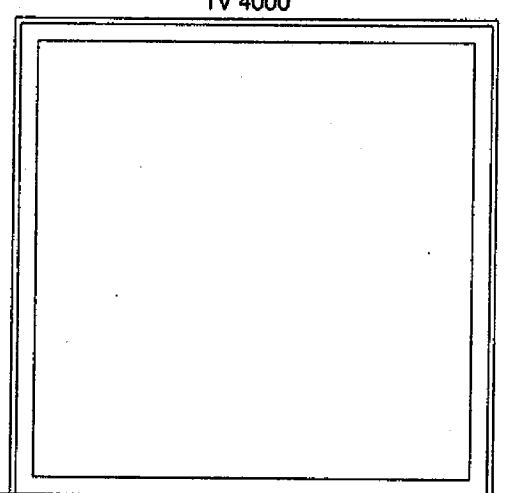
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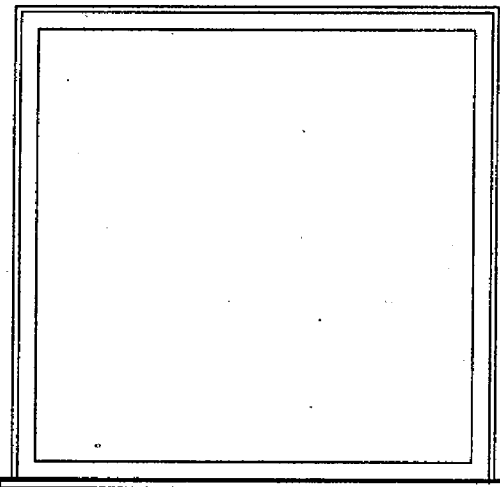
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			Struct.Height: 2,160mm
Rev : Date :		Material :	
		Furniture Type :	
		Window Board Size :	
		Glazing:	
		Section Type :	
		Additional Info :	
		Fire Escape : No	Trickle Vent : TV 4000

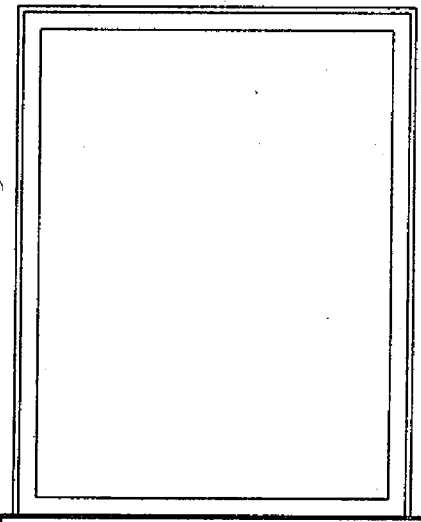
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			Struct.Height: 2,012mm
Rev : Date :		Material :	
		Furniture Type :	
		Window Board Size :	
		Glazing:	
		Section Type :	
		Additional Info :	
		Fire Escape : No	Trickle Vent :

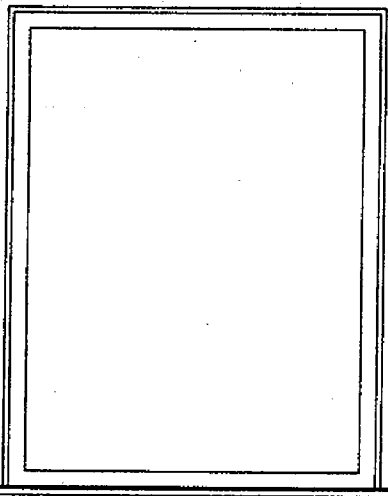
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			Struct.Height: 755mm
Rev : Date :		Material :	
		Furniture Type :	
		Window Board Size :	
		Glazing:	
		Section Type :	
		Additional Info : Special Drawing	
		Fire Escape : No	Trickle Vent :

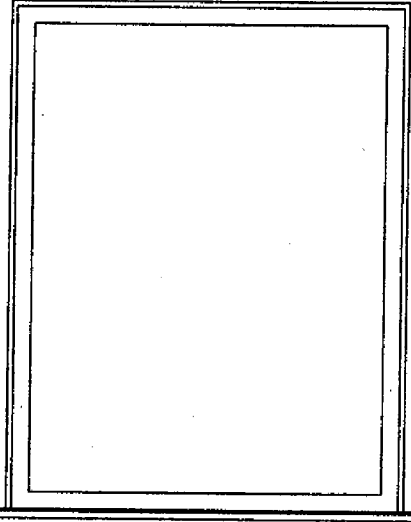
 <p>TV 4000</p> <p>2075W x 2100H W 4-1</p>	Oak Frame	Code : W 4-1	Struct.Width: 2,075mm
			Struct.Height: 2,100mm
Rev : Date :		Material :	
		Furniture Type :	
		Window Board Size :	
		Glazing:	
		Section Type :	
		Additional Info :	
		Fire Escape : No	Trickle Vent : TV 4000

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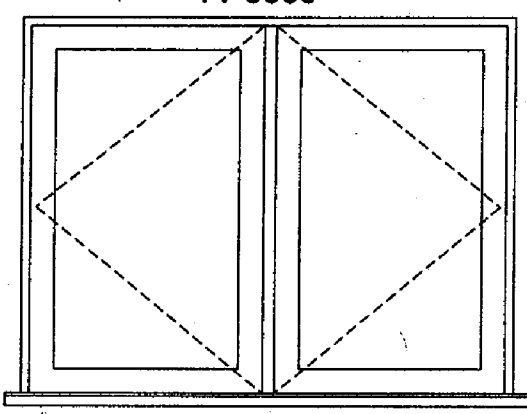
 <p>TV 4000</p> <p>2075W x 2100H W 4- 2</p>	Oak Frame	Code : W 4- 2	Struct.Width: 2,075mm
			Struct.Height: 2,100mm
Rev : Date :		Material :	
		Furniture Type :	
		Window Board Size :	
		Glazing:	
		Section Type :	
		Additional Info :	
		Fire Escape : No	Trickle Vent : TV 4000

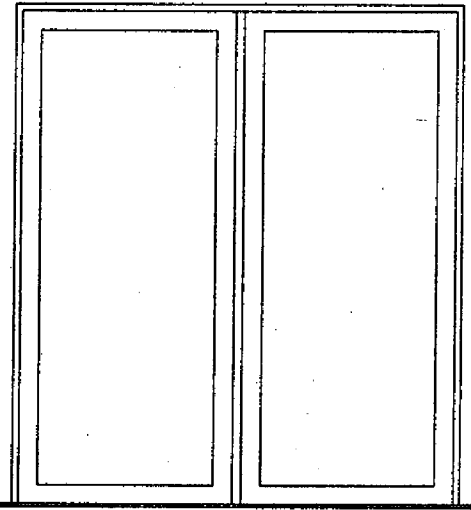
 <p>1733W x 2275H W 6- 1</p>	Oak Frame	Code : W 6- 1	Struct.Width: 1,733mm
			Struct.Height: 2,275mm
Rev : Date :		Material :	
		Furniture Type :	
		Window Board Size :	
		Glazing:	
		Section Type :	
		Additional Info :	
		Fire Escape : No	Trickle Vent :

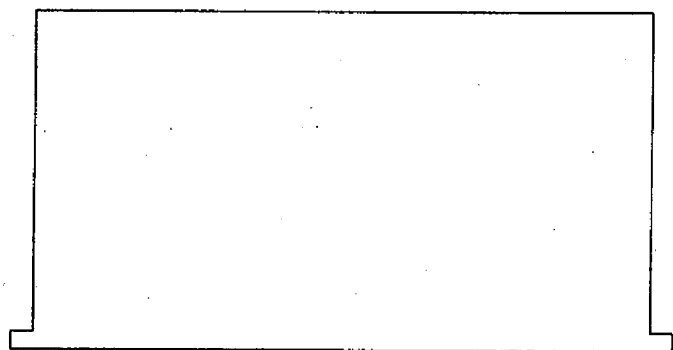
 <p>TV 8000</p> <p>1733W x 2275H W 6- 2</p>	Oak Frame	Code : W 6- 2	Struct.Width: 1,733mm
			Struct.Height: 2,275mm
Rev : Date :		Material :	
		Furniture Type :	
		Window Board Size :	
		Glazing:	
		Section Type :	
		Additional Info :	
		Fire Escape : No	Trickle Vent : TV 8000

 <p>1733W x 2275H W 6- 3</p>	Oak Frame	Code : W 6- 3	Struct.Width: 1,733mm
			Struct.Height: 2,275mm
Rev : Date :		Material :	
		Furniture Type :	
		Window Board Size :	
		Glazing:	
		Section Type :	
		Additional Info :	
		Fire Escape : No	Trickle Vent :

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 No.: 6 **08/09721**

<p style="text-align: right;">Oak Frame</p> <p style="text-align: center;">TV 8000</p>  <p style="text-align: center;">1500W x 1200H W 7- 1</p> <p>Rev : Date :</p>	<p>Code : W 7- 1</p>	<p>Struct.Width: 1,500mm</p> <p>Struct.Height: 1,200mm</p>
	<p>Material :</p> <p>Furniture Type :</p> <p>Window Board Size :</p> <p>Glazing:</p> <p>Section Type :</p> <p>Additional Info : Fire Escape</p> <p>Fire Escape : Yes Trickle Vent : TV 8000</p>	

<p style="text-align: right;">Oak Frame</p>  <p style="text-align: center;">1750W x 2012H W11- 2</p> <p>Rev : Date :</p>	<p>Code : W11- 2</p>	<p>Struct.Width: 1,750mm</p> <p>Struct.Height: 2,012mm</p>
	<p>Material :</p> <p>Furniture Type :</p> <p>Window Board Size :</p> <p>Glazing:</p> <p>Section Type :</p> <p>Additional Info :</p> <p>Fire Escape : No Trickle Vent :</p>	

<p style="text-align: right;">Oak Frame</p>  <p style="text-align: center;">1360W x 755H W11- 7</p> <p>Rev : Date :</p>	<p>Code : W11- 7</p>	<p>Struct.Width: 1,360mm</p> <p>Struct.Height: 755mm</p>
	<p>Material :</p> <p>Furniture Type :</p> <p>Window Board Size :</p> <p>Glazing:</p> <p>Section Type :</p> <p>Additional Info : Special Drawing</p> <p>Fire Escape : No Trickle Vent :</p>	

..... End of Schedule - Total Number of Items = 19

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No.: 6